

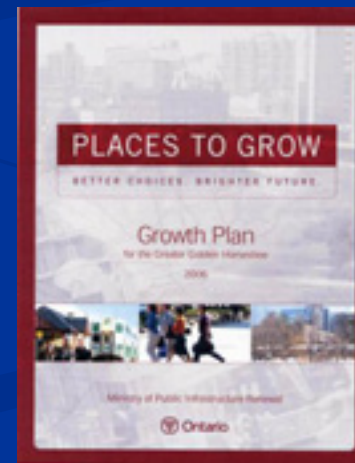
Growth Management Strategy Update

Presentation to Development Services Committee

April 29 2008

Growth Management Strategy

- Last update to DSC March 4 2008
- “Building Markham’s Future Together” Action Items being tasked
- Planning and Urban Design Department Studies initiated
- Related Commission and Corporate Studies initiated, planned
- Temporary staffing arrangements approved in 2008 Capital Budget are complete



Growth Management Strategy Initiatives Underway in Planning Department

2008 Core Initiatives	Status	Target
Growth Forecasts Analysis and Growth Options	underway	Options Q3 2008
Environmental Policy Review	underway	report before Summer recess pending resolution OPA No. 140
Agricultural Analysis Phase 1	consultant selection underway	completion Q4 2008
Employment Lands Strategy Phase 1	consultant selection underway	completion Q4 2008
GMS Communications Design	consultant selection underway	Phase 1 initiation Q2 2008

Growth Management Strategy Initiatives Underway in Planning Department

■ Related Initiatives

- Markham Centre Height and Density Study
- Langstaff Master Plan
- Second Suites Strategy
- Yonge-Steeles Corridor Study
- Sustainable Development Guidelines and Standards
- Built Form Guidelines for Intensification

Ministry of Public Infrastructure Renewal

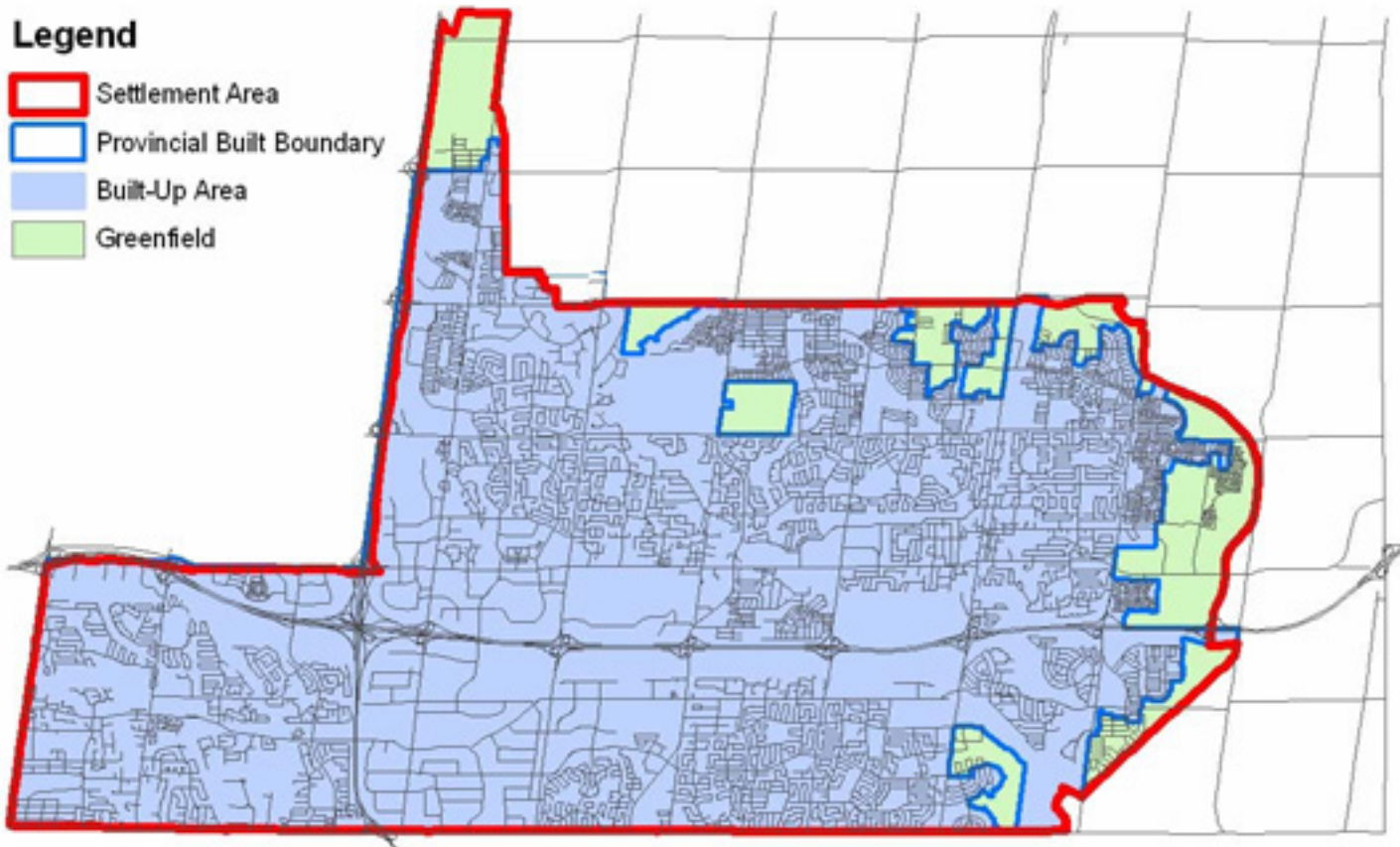
Built Boundary

- Boundary established by MPIR in consultation with Region of York
- Comments provided by Area Municipalities
- Boundary is basis of determining application of density targets identified in Provincial Growth Plan; 'built-up area' vs 'greenfield'
- Final Boundary released April, 2008
- Final Built Boundary still excludes portion of Cornell Centre
- March 18 2008: DSC received letter from Region to MPIR advising that notwithstanding exclusion of Cornell Centre from within built boundary, Region will include Cornell Centre in all future monitoring for intensification

Final Built Boundary

Legend

-  Settlement Area
-  Provincial Built Boundary
-  Built-Up Area
-  Greenfield



Ministry of Public Infrastructure Renewal

Urban Growth Centre Boundaries

- Markham Centre and portion of Langstaff Gateway in Markham
- Final draft of proposed boundaries released April 2008; comments requested by May 30 2008
- Proposed boundaries:
 - established by MPIR in consultation with Region of York; comments provided by Area Municipalities
 - reflect comments from Region and Town
 - are basis of determining lands subject to Urban Growth Centre minimum gross density target of 200 persons and jobs per hectare identified in Provincial Growth Plan
 - differ from boundaries used by Town for planning purposes

Langstaff



Proposed Urban Growth Centre Boundary

- MPIR boundary excludes eastern end of Langstaff Study Area in Markham, primarily an existing woodlot designated as Environmental Protection Area
- Boundary difference only affects gross land area used for applying the minimum target density of development of 200 persons and jobs per hectare



Key Development Area Boundary

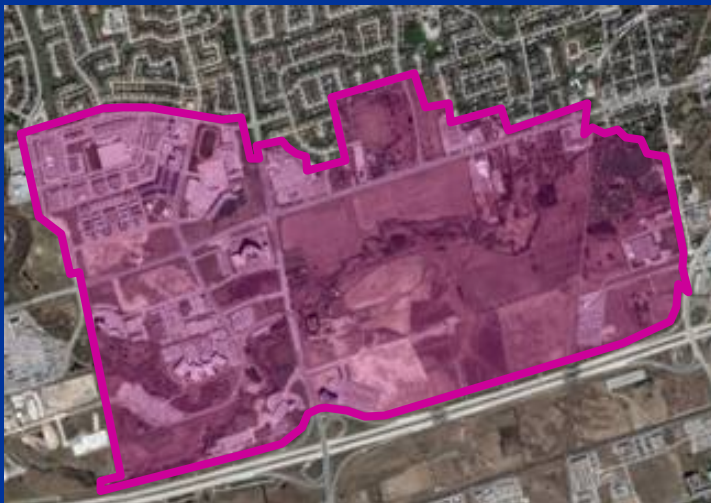
Markham Centre



Proposed Urban Growth Centre Boundary

- MPIR boundary reflects more compact Centre area per MPIR principles

- Lands included have potential for highest density development to meet density target



Key Development Area Boundary

- Boundary difference only impacts gross land area used for applying the minimum target density of development of 200 persons and jobs per hectare

Urban Growth Centre Boundaries

- MPIR proposed UGC boundaries:
 - are not intended to coincide with existing planning and administrative delineations
 - do not represent a land use pattern
 - do not presuppose any specific development
- Comments can be provided to MPIR by May 30, 2008; staff will advise there are no concerns with proposed boundaries
- MPIR will finalize approximate UGC boundaries
- Municipalities will delineate precise UGC boundaries in Official Plan
- Municipalities will establish land use designations, policies, densities for UGC's and related planning areas in their jurisdiction; current emerging concept of Mobility Hubs (Metrolinx) and Town studies relating to both Centres reinforce this opportunity